141.0	0003	0014.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	773,100 /	773,100
USE VALUE:	773,100 /	773,100
ASSESSED:	773,100 /	773,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
249		GRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	THOMPSON GREGORY B
Owner 2:	THOMPSON KATHLEEN E
Owner 3:	
Street 1:	249 GRAY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HALLING STEVEN H--ETAL -
Owner 2:	HALLING JORDAN JANET -
Street 1:	249 GRAY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .104 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Wood Shingle Exterior and 1738 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4512.000	323,400	5,400	444,300	773,100
Total Card	0.104	323,400	5,400	444,300	773,100
Total Parcel	0.104	323,400	5,400	444,300	773,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 444.87 | /Parcel: 444.87

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	90733
GIS Ref	
GIS Ref	
Insp Date	11/18/08

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 141.0-0003-0014.0

!10900!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	323,400	5400	4,512.	444,300	773,100		Year end	12/23/2021
2021	101	FV	313,600	5400	4,512.	444,300	763,300		Year End Roll	12/10/2020
2020	101	FV	313,600	5400	4,512.	444,300	763,300	763,300	Year End Roll	12/18/2019
2019	101	FV	250,600	5500	4,512.	416,500	672,600	672,600	Year End Roll	1/3/2019
2018	101	FV	250,600	5500	4,512.	344,300	600,400	600,400	Year End Roll	12/20/2017
2017	101	FV	250,600	5500	4,512.	316,600	572,700	572,700	Year End Roll	1/3/2017
2016	101	FV	250,600	5500	4,512.	288,800	544,900	544,900	Year End	1/4/2016
2015	101	FV	236,300	5500	4,512.	283,200	525,000	525,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:33:45

LAST REV

Date	Time
01/25/18	18:29:56

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10900

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HALLING STEVEN	35165-21		3/28/2002		440,500	No	No		
RUSSELL GORDON	22343-413		8/31/1992		205,000	No	No		Y

USER DEFINED

Prior Id # 1:	90733
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/18/2011	167	Porch	14,000					REPL EXISTG PORCH
10/20/2010	2160	Re-Roof	6,500					

ACTIVITY INFORMATION

Date	Result	By	Name
11/18/2008	Meas/Inspect	189	PATRIOT
8/1/2002	MLS	MM	Mary M
11/10/1999	Meas/Inspect	243	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4512		Sq. Ft.	Site		0	80.	1.23	9									444,288						444,300	

Total AC/HA:	0.10358	Total SF/SM:	4512	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	444,288	Spl Credit		Total: 444,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.33102214
Const Adj.:	1.00719976
Adj $ / SQ:	180.982
Other Features:	68000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	439469
Depreciation:	116020
Depreciated Total:	323449

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

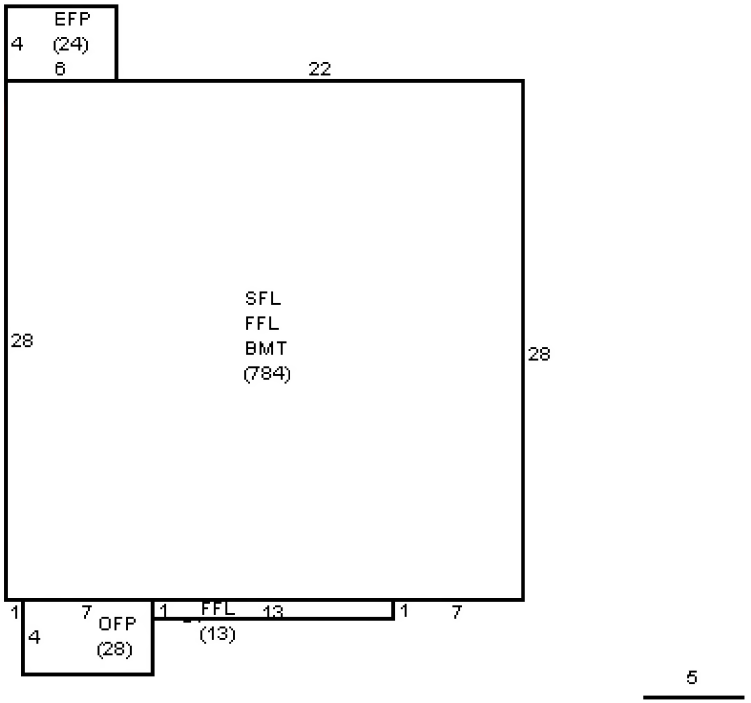
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	199.08
Special Features:	0	Val/Su Net:	136.00
Final Total:	323400	Val/Su SzAd	209.75

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	797	180.980	144,242
BMT	Basement	784	63.120	49,484
SFL	Second Floor	745	180.980	134,795
OFP	Open Porch	28	44.320	1,241
EFP	Enclos Porch	24	73.120	1,755

Net Sketched Area:		2,378	Total:		331,517
Size Ad	1541.7999	Gross Area	2417	FinArea	1738

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25		
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 141.0-0003-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	AV	1926	21.58	T	40	101			4,900			4,900
19	Patio	D	Y	1	12X14	A	AV	1985	4.48	T	27.2	101			500			500

More:	N	Total Yard Items:	5,400	Total Special Featues:	Total: 5,400